

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 8, 2011 (6PM)
AGENDA

- 1. CALL BOARD MEETING TO ORDER** (Mark Sauter of Carter Construction)
- 2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...**
Each unit has about 3 minutes to address their concern to the Board or ask permission for...
- 3. APPROVAL OF PRIOR MEETING MINUTES**
- 4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)**
See Financial Statement and/or Balance Sheet;
Operating Expenses about 16+% below budget thru end of last month
Landscape recommendations & proposals: DG pathway (\$3,753); Creek improvement (\$5,800)
- 5. OLD BUSINESS (Board to consider, review and possibly vote on...)**
 - Exercise Room Renovation (allowance \$5,500) & equipment (\$2,100)
 - List of dry rot repair for Sea View:
 - 7610 Foundation (\$32.4K) & waterproofing (\$10.75K) work by Carter Const; permit rec'd, concrete recently done, to be followed by waterproofing
 - Inspection of foundation of all bldgs by Carter Const. (except for 7606 & 7610); to be done by end of August
 - Possible policy for repairing "common area"
- 6. NEW BUSINESS (Board to consider, review and possibly vote on...)**
 - Towing vehicles
 - Recording liens – lien letter policy
 - Other items to be put on next month's agenda
- 7. EXECUTIVE SESSION**
If Needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, or upon an owner's request to discuss payment of assessments).
 - Late payers through end of last month (balances of \$500 or more): 9
 - Bankruptcy / Foreclosure
 - Small Claims & Litigation
- 8. ADJOURNMENT (Scheduled meeting – 10/13/11 @ 6PM in Meeting Rm)**

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